

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Venkatapuram Gram Panchayat, Eluru Mandal W.G. District – Change of land use from Agricultural use to Residential use to an extent of Ac.5.31 cents in R.S.No.561/1, 556 of Venkatapuram G.P., Eluru Mandal – Draft variation – Confirmed – Orders –Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 71

Dated: 19.02.2014.

Read the following:

1. From Director of Town & Country Planning, Hyderabad
Lr.Rc.No.8048/2013/R, Dt.04.09.2013.
2. Govt. Memo No. 20588/H1/2013-1, Date: 10.12.2013
3. From the DT & CP Lr.Roc.No.8048/2013/R, Dated:
27.12.2013.
4. Govt. Memo No.20588/H1/2013-2, dated.09.01.2014
5. From the DTCP Lr.Roc.No.6123/2013/R, Dated:
11.02.2014
6. From the Commissioner of Printing, A.P. Extraordinary
Gazette No13, Part-I, Dated: 16.01.2014.

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ORDER:-

The draft variation to the Eluru General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.312 MA., dated: 25.07.1975, issued in reference 4th read above, published in reference 6th read above. On publication, no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that the applicant has paid an amount of Rs.42,980/- (Fourty Two Thousand Nine Hundred and Eighty only) towards Development charges vide Bankers Challan No.29607 dt.13.12.2013. Further in the reference 5th read above the Director of Town & Country Planning, Hyderabad has informed that the Panchayat Secretary, Venkatapuram has published the draft variation notification in Andhra Bhoomi, the Telugu daily news paper and Deccan Chronicle, English daily news paper. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Panchayat Secretary, Vekatapuram G.P, Eluru Mandal, West Godavari District.

Copy to: The Individual through the Panchayat Secretary, Vekatapuram G.P, Eluru Mandal, West Godavari District.

The Collector & District Magistrate, West Godavari District.

Copy uploaded in www.apmaud.gov.in

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru

Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.13, Part-I, dated: 16.01.2014 as required by clause (b) of the said section.

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VARIATION

The site in R.Sy.No.561/1P & 556/P to an extent of Ac.5.31 cents of Venkatapuram Gram Panchayat, Eluru Mandal, the boundaries of which shown in the schedule hereunder and which is earmarked for Agricultural Land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312 MA., Dated: 25.07.1975 is now designated for Residential use by variation of change of land use as the proposed site is abutting existing 23.5 m to 27.93 m wide road and also basing on the NOC issued by the Irrigation Authorities subject to obtaining prior clear approval from Irrigation Authorities for construction of Culvert and also based on the Panchayat Resolution No.49, Dated: 06.07.2013 and as marked "A to E" in the revised part proposed land use map bearing G.T.P.No.47/2013/R available in the Gram Panchayat Office, Venkatapuram Gram Panchayat, **subject to the following conditions;**

1. The applicant shall obtaining prior approval from Irrigation Authorities for construction of Culvert.
2. The applicant shall obtain prior technical approval from the competent authority for commencement of future developmental activity at the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUDNARIES

North : Agricultural land in R.S.No.556/P
East : Agricultural land in R.S.No.555 & 562
South : Existing 91'-8' to 77'-2" wide Road
West : Agricultural land in R.S.No.558 & 560

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.